

X  
**NO TRANSFER  
TAX PAID****WARRANTY DEED**  
Joint Tenancy**018591**

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID SNIDER of Waterville, County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration PAID BY JOYCE D'AMICO and DAVID SNIDER, both of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Joyce D'Amico and David Snider, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with any buildings or improvements thereon in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Unit 2 (known as #225) in the Condominium known as Ridgewood Heights Condominium situated in the City of Waterville, County of Kennebec, and State of Maine, together with the allocated interests appurtenant to each such unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner of Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the

62-2  
15780  
A

"Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Being all the same premises conveyed by Warranty Deed from Arthur H. Brown and William Topps, Jr. to Joyce D'Amico dated December 23, 1993 and recorded with the Kennebec County Registry of Deeds in Book 4598, Page 134.

Reserving unto the said Joyce D'Amico a life estate in these premises. Joyce D'Amico shall have the exclusive possession, use and enjoyment of the premises for the rest of her life.

Meaning and intending to convey all the same premises conveyed to David Snider by Warranty Deed from Joyce D'Amico dated April 16, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5602, Page 172.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Joyce D'Amico and David Snider, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Joyce D'Amico and David Snider, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said David Snider have hereunto set my hand and seal this 10<sup>th</sup> day of July, 1998.

Signed, Sealed and Delivered  
in presence of

David Snider  
David Snider

Personally appeared on the day above-written the above named David Snider and acknowledged the foregoing instrument to be his free act and deed.

Before me,

RECEIVED KENNEBEC SS. **MARK J. NALE** ~~Notary Public~~/Attorney at Law  
1998 JUL 17 AM 9:00 **Maine Attorney At Law** Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ATTEST: Norma Brook Manna  
REGISTER OF DEEDS